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PROPERTY TAX DIVISION

BEFORE THE UTAH STATE TAX COMMISSION

SOUTHERN AIR, INC., Petitioner, v. PROPERTY TAX DIVISION OF THE UTAH STATE TAX COMMISSION, Respondent.	ORDER OF APPROVAL Appeal No. 19-1407 Account No. 11967956-003-PCA Tax Type: Property Tax/Centrally Assessed Tax Year: 2019 Judge: Phan
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STATEMENT OF THE CASE

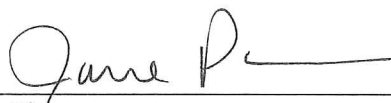
This matter came before the Utah State Tax Commission on Petitioner's appeal of the property tax assessment on the subject property. Petitioner and Respondent have agreed that an adjustment to Respondent's initial valuation from \$3,990,610 to \$3,981,410 for the 2019 tax year is necessary.

Each affected county had standing to object to the assessment of the subject property pursuant to Utah Code Ann. §59-2-1007, but elected not to do so.

ORDER

Based on the foregoing, the Utah State Tax Commission hereby finds the market value of the subject property for the tax year 2019 is \$3,981,410.

The Property Tax Division has calculated final adjustments to the values apportioned to each affected tax district resulting from this order. The attached copy of that information is made part of this order by this reference. County officials are to use the information provided to adjust their tax rolls in accordance with the revised assessment and to calculate refunds as appropriate.



Jane Phan
Administrative Law Judge

Appeal No. 19-1407

BY ORDER OF THE COMMISSION:


DATED this 12 day of March, 2020.



John L. Valentine
Commission Chair

EXCUSED

Rebecca L. Rockwell
Commissioner




Michael J. Cragun
Commissioner


Lawrence C. Walters
Commissioner

NOTICE: An order approving a stipulated agreement constitutes final agency action subject to judicial review pursuant to Utah Code Ann. §§59-1-601 and 63-46b-13 et.seq. Any action to enforce the agreement may be brought pursuant to Utah Code Ann. §63-46b-19.

Property Tax Division of the Utah State Tax Commission
210 N 1950 W, Third Floor
Salt Lake City, Utah 84134
Telephone: (801) 297-3609

BEFORE THE UTAH STATE TAX COMMISSION

SOUTHERN AIR INC	SETTLEMENT STIPULATION
Petitioner,	Taxpayer No. 2187
vs.	Appeal Nos. 19-1407
PROPERTY TAX DIVISION OF THE UTAH STATE TAX COMMISSION,	Centrally Assessed Property Tax
Respondent.	

1. This Stipulation is entered into by and between the Property Tax Division of the Utah State Tax Commission (the "Division") and Southern Air Inc. (Southern)
2. The parties have discussed and considered their respective positions concerning the assessed values determined by the Division for the related tax years and recognize the considerable costs and risks inherent in the potential litigation of these matters.
3. The parties mutually desire to avoid these costs and risks and fully settle and resolve Southern's appeals for the property tax years in question without further litigation, in a fair, reasonable and economic fashion.

4. The parties agree to resolve and settle the above-captioned appeals by stipulating to the following "Stipulated Taxable Value" for the property tax year in question:

<u>Tax Year</u>	<u>Original Assessment</u>	<u>Stipulated Taxable Value</u>
2019	3,990,610	3,981,410

5. The parties further stipulate that the amounts identified as "Stipulated Taxable Value" reflect the parties' reasonable approximation of the fair market value of Sothern's taxable property under Utah law for the respective property tax years at issue.

6. The appraisal methods applied in this stipulation pertain to the lien dates listed above only and the use of such methods cannot be used as evidence or as an admission against any party in another lien date or matter.

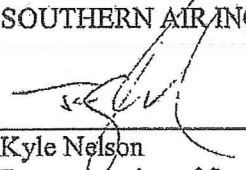
7. The parties understand that this Stipulation is subject to approval by the Utah State Tax Commission and shall become final and conclusive between the parties upon approval by the Utah State Tax Commission, as evidenced by a written order executed by the Tax Commissioners.

8. Should the Tax Commission decline to approve this Stipulation, it shall be null and void and shall not be admissible as evidence against any party in any future proceedings.

9. The parties further stipulate that Sothern's above-captioned Utah property tax appeals shall be dismissed when the Tax Commission's Order of Approval becomes final.

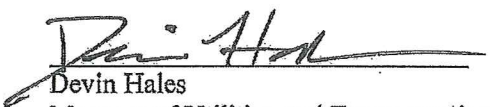
STIPULATED this 20 day of January, 2020 by:

SOUTHERN AIR INC



Kyle Nelson
Representative of Southern Air Inc.

PROPERTY TAX DIVISION



Devin Hales
Manager of Utilities and Transportation
Property Tax Division



Utah State Tax Commission
Property Tax Division - Centrally Assessed
2019 Revised Notice of Valuation
County Breakout Report

Taxpayer: SOUTHERN AIR INC

Taxpayer Number: 11967956-003-PCA

Appeal Number: 19-1407

Industry: Air Carrier

County	Tax Area	Original Valuation	Revised Valuation	Change in Valuation
Salt Lake				
	013-0000	\$3,990,610	\$3,981,410	-\$9,200
Salt Lake County Total		\$3,990,610	\$3,981,410	-\$9,200
TOTAL VALUE		\$3,990,610	\$3,981,410	-\$9,200

Utah State Tax Commission
USTC - Appeal
Certificate of Mailing

Southern Air Inc. vs Property Tax Division

19-1407

Property Tax Division
210 North 1950 West
Salt Lake City, UT 84134

Respondent

Salt Lake County Auditor
2001 South State Street, S3-600
Salt Lake City, UT 84190

Affected County

Southern Air Inc.
Scott Roper
200 Westchester Avenue
Purchase, NY 10577-2530

Petitioner

Jay Belinfante
Marvin F. Poer & Company
3520 Piedmont Road NE Ste 410
Atlanta, GA 30305

Representative

**** CERTIFICATION ****

I certify on this date I mailed a copy of the foregoing document addressed to each of the above named parties.

March 12, 2020

Date



Signature

